

121.0

0003

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

Total Card / Total Parcel

1,622,100 / 1,622,100

USE VALUE: 1,622,100 / 1,622,100

ASSESSED: 1,622,100 / 1,622,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COYNER KARL B	
Owner 2:	
Owner 3:	

Street 1: 86 PLEASANT STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER	
Owner 1: CANCHIN LLC -	
Owner 2: -	
Street 1: 1188 CENTRE STREET	
Twn/City: NEWTON	
St/Prov: MA Cntry:	
Postal: 02549	

NARRATIVE DESCRIPTION	
This parcel contains 14,401 Sq. Ft. of land mainly classified as Office with a Office Building built about 1900, having primarily Clapboard Exterior and 6352 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R4	TOWNHOU	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		14401		Sq. Ft.	Site		0	30.5	1.61	CA									706,037						706,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
340		14401.000	916,100		706,000	1,622,100			78016
									GIS Ref
									GIS Ref
									Insp Date
									04/29/18

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	340	FV	916,900	0	14,401.	694,500	1,611,400	1,611,400
2019	340	FV	901,100	0	14,401.	648,200	1,549,300	1,549,300
2018	340	FV	901,100	0	14,401.	578,700	1,479,800	1,479,800
2017	340	FV	901,100	0	14,401.	509,300	1,410,400	1,410,400
2016	340	FV	901,100	136100	14,401.	382,000	1,419,200	1,419,200
2015	340	FV	585,200	140600	14,401.	347,200	1,073,000	1,073,000
2014	340	FV	585,200	140600	14,401.	347,200	1,073,000	1,073,000
2013	340	FV	585,200	140600	14,401.	347,200	1,073,000	1,073,000

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
CANCHIN LLC,	67693-467		7/27/2016
YUDOWITZ BERNAR	64337-250		10/7/2014
	20639-43		7/1/1990

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2019	1825	Inter Fi	118,900	C				
11/12/2019	1826	Inter Fi	118,900	O				
7/12/2012	872	Porch	30,000					REPLACE FRT PORCH
6/4/2012	699	Re-Roof	19,500					REPAIR & REPLACE R
3/18/2008	253	Redo Bat	10,190			G9	GR FY09	
7/13/1998	462	Manual	29,150					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2018	MEAS&NOTICE	HS	Hanne S
5/18/2017	SQ Returned	EMK	Ellen K
5/18/2017	I & E Return	MM	Mary M
5/18/2017	SQ Returned	MM	Mary M
7/19/2012	Info Fm Prmt	BR	B Rossignol
4/1/2009	Meas/Inspect	201	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



Prior Id # 1:	78016
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 71 - Office	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath	Rating:	A Bath:	Rating:	WILD ACRE INNS THERAPEUTIC COMMUNITIES.				FFL BMT 22 6	6 5	OFFP (30)											
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 1 - Wood Shingl	20 %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 4	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:	19	19									
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	OTHER FEATURES	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units:												
Grade: B+ - Good (+)	Year Blt: 1900	Eff Yr Blt: 2000	Alt LUC:	Alt %:	Level	FY LR DR D K FR RR BR FB HB L O	Other		Upper		Lvl 2		4 5 (55) 6	15	17	33 FFL BMT (5)									
Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:	CONDO INFORMATION	Total Units:	Floor:	Lvl 1		Lower		Totals	RMS: 0 BRs: 0 Baths: HB: 4	SFL FFL BMT (55) 5	11	10	TQS SFL FFL BMT (2180)									
DEPRECIATION	Phys Cond: GD - Good	12. %	Functional:	Override:	% Own:	Name:	Exterior:		Interior:		No Unit RMS BRS FL		6	22	19	17 25									
Avg Ht/FL: 10	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Total: 12.2 %	Economic:	Special:	Additions:		Kitchen:															
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Adj \$ / SQ: 105.00	Size Adj.: 0.95743072	Const Adj.: 0.95990396	Adj \$ / SQ: 96.499	Other Features: 17000	Grade Factor: 1.46	NBHD Inf: 1.00000000	WtAv\$/SQ:	AvRate:	Ind.Val	Totals									
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	% Com Wall:	% Sprinkled: 0	NBHD Mod:	LUC Factor: 1.00	Adj Total: 1043441	Depreciation: 127300	Final Total: 916100	Juris. Factor: 1.00	Before Depr: 140.89	Special Features: 0	Val/Su Net: 95.51	Final Total: 916100	Val/Su SzAd 144.22	Net Sketched Area: 9,592	Total: 697,685							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	SPEC FEATURES/YARD ITEMS				PARCEL ID 121.0-0003-0001.0				IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:											